



## Apt 807 College Central, 4 College Avenue, Belfast, BT1 6BD

**Price Guide £145,000**

This modern eighth floor apartment offers city centre living complete with a range of modern conveniences. Bright and spacious throughout the property comprises modern kitchen, open plan living/dining room, two double bedrooms ( master with en-suite ) and luxury bathroom suite. Further benefits include stunning views over the city centre, gas fired central heating and double glazed windows. Within minutes walk of the city centre shops, bars and restaurants this would be an ideal base for any professional or investor alike. Viewing is highly recommended.

- Luxury Two Bedroom Apartment
- Open Plan Living / Dining Area
- Contemporary Bathroom Suite
- Prime City Centre Location
- Modern Kitchen
- Two Good Sized Bedrooms ( Master With En-suite )
- Gas Heating / Pvc Double Glazed Windows
- EPC C80

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		80	80

EU Directive 2002/91/EC

## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Intercom system and benefits from both stair and lift access.

### ON THE EIGHTH FLOOR

#### ENTRANCE HALL



Built in storage. Plumbed for washing machine

#### KITCHEN / LIVING / DINING



Modern range of high and low level units, double sink unit with mixer tap, 4 ring electric hob with built in oven, extractor fan, wine rack, integrated fridge / freezer, recessed spotlighting, part tiled walls and tile effect flooring.

## OPEN PLAN 23'3" x 12'9" (7.10 x 3.9)



## MASTER BEDROOM 14'2" x 9'3" (4.34 x 2.83)



Laminate flooring.

## ENSUITE SHOWER ROOM



White suite comprising, low flush wc, wash hand basin with built in vanity unit, shower cubicle and fully tiled walls.

## BEDROOM TWO 9'10" x 8'2" (3.0 x 2.5)



Laminate flooring.

## BATHROOM



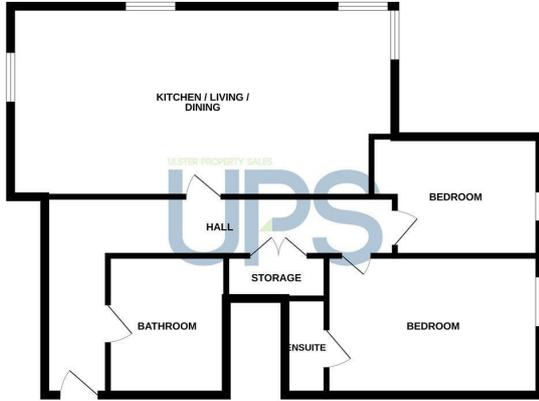
White suite comprising, low flush wc, wash hand basin with built in vanity unit, panel bath with shower over, fully tiled walls and tiled flooring.

## LOCATION

At the top of Great Victoria Street

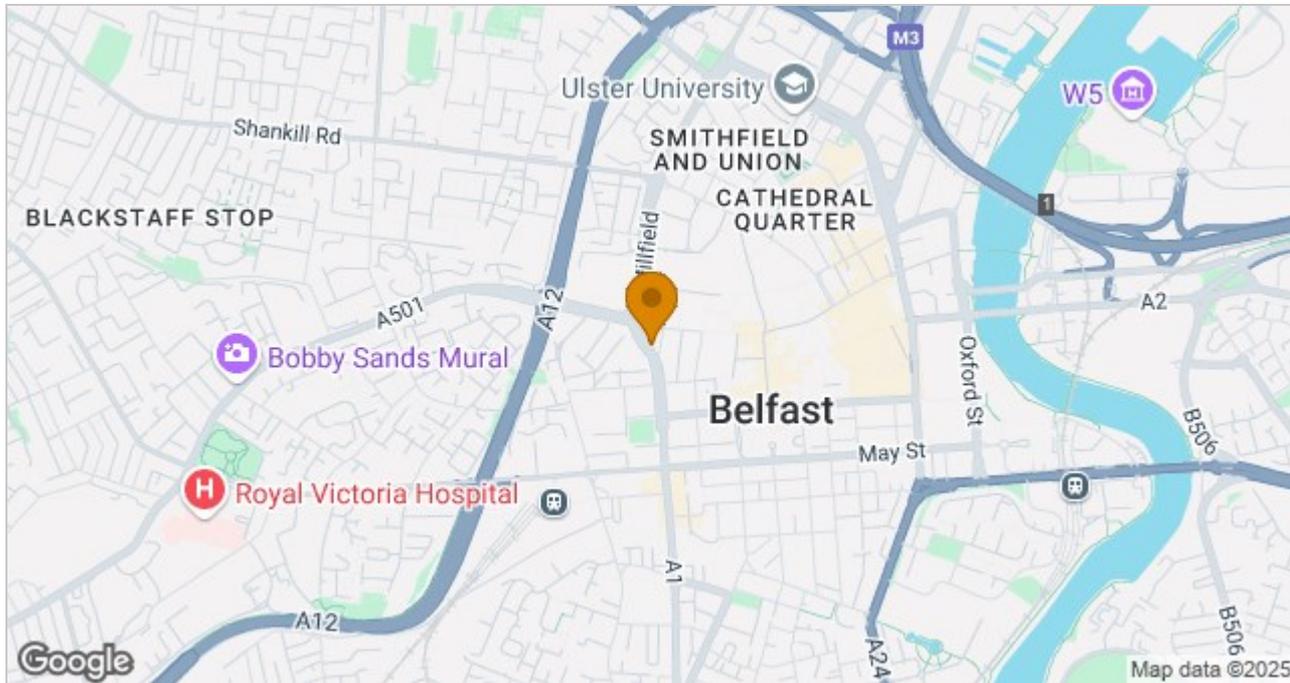
# Floor Plan

8TH FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurement of rooms, sections, stories and any other details are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should not be relied upon for any specific purpose. It is not a guarantee of accuracy or efficiency and is given "AS IS" without any guarantee. Map data ©2025

# Area Map



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